



PLACER COUNTY PLANNING DEPARTMENT

Reserved for Date Stamp

AUBURN OFFICE

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ADDITIONAL BUILDING SITE APPLICATION

Filing Fee: _____ Receipt #: _____ File #: A- _____

----- TO BE COMPLETED BY THE APPLICANT -----

1. Property Owner _____
Mailing Address _____
Telephone _____ Fax _____ E-Mail _____
2. Applicant _____
Mailing Address _____
Telephone _____ Fax _____ E-Mail _____
3. Size of Property (acreage or square footage) _____
4. Assessor's Parcel Number(s) _____
5. Project Location _____
(Be specific: cross streets, distance and direction from nearest intersection, etc.)
6. Date property purchased by present owner: _____
7. Book and page of deed: _____
8. Size of proposed building sites: _____
9. Building Site A: _____ sq. ft. or _____ acres
10. Building Site B: _____ sq. ft. or _____ acres

I hereby acknowledge that I have read this application and state that the information given is correct. I agree to comply with all County ordinances and State law regulating property division and building sites. I understand that this is not an application for a subdivision under the Subdivision Map Act and that the sale, lease, financing or renting of either dwelling will require the recording of a parcel map or waiver of parcel map. Construction of the additional dwelling for which I am applying herewith will not result in more than two dwellings or the creation of new separately saleable parcels.

Signature of Applicant: _____ Date: _____

Prior to the commencement of any grading and/or construction activities on the property in question, that are based upon the entitlements conferred by Placer County permit approval(s), the applicant should consult with the California Department of Fish & Game (DFG) to determine whether or not a Streambed Alteration Agreement [§1603, CA Fish & Game Code] is required. The applicant should also consult with the U.S. Army Corps of Engineers to determine whether or not a permit is required for these activities pursuant to Section 404 of the Clean Water Act. **The applicant's signature on this application form signifies an acknowledgement that this statement has been read and understood.**

FILING INSTRUCTIONS – ADDITIONAL BUILDING SITE

1. Complete one Additional Building Site Application, one Initial Project Application and one Exemption Verification form. File these forms along with the current filing fee at the Planning Department.
2. Submit 5 (6 if property is in the Tahoe Basin) plot maps to scale. The map shall be prepared by the land owners (or agent) using taped measurements and shall be clearly and legibly drawn on one sheet of paper no larger than 8½" x 11" in size (or **folded** to that size). It shall contain the following information:
 - a. Boundary lines and dimensions of parcel;
 - b. Potential division lines with dimensions of each parcel using dashed lines;
 - c. Existing and proposed structures and their gross floor area in square feet, parking areas with spaces delineated, distance between structures and the distance from property lines;
 - d. The approximate area of the original parcel, in square feet or acres and the minimum area of each new potential parcel;
 - e. Names, locations and widths of all existing traveled ways, including driveways, streets and right-of-ways on or adjacent to the property;
 - f. Approximate locations and widths of all proposed streets, right-of-ways, driveways and/or parking areas;
 - g. Approximate location and dimensions of all existing easements, well, leach lines, seepage pits or other underground structures;
 - h. Approximate location and dimensions of all proposed easements for utilities and drainage.
 - i. Approximate location of all creeks and drainage channels and a general indication of the slope of the land and all trees of significant size;
 - j. Accurately plot, label and show existing locations of the base and driplines of all protected trees (Native trees 6" dbh or greater or multi-trunk trees 10" dbh or greater) within 50 feet of any development activity (i.e.: proposed structures, driveways, cuts/fills, underground utilities, etc.) pursuant to Placer County Code, Chapter 12 (Tree Ordinance). NOTE: A tree survey prepared by and I.S.A. certified arborist may be required. Verify with the Planning Department prior to submittal of this application;
 - k. Site Plan, showing all existing and proposed grading;
 - l. North arrow and scale of drawing;
 - m. Vicinity map, which shows the location of the subject property in relation to existing County roads and adjacent properties, sufficient to identify the property in the field to someone unfamiliar with the area. The distance to the closest intersection of County roads should be shown to the nearest 1/10th of a mile;
 - n. Assessor's parcel number;
 - o. Name(s) of the project property owner(s) and applicant;
 - p. Site plan shall show building envelopes.

INFORMATION REGARDING ADDITIONAL BUILDING SITES

This application DOES NOT divide property. It is only used to get approval to build two houses on one piece of property.

Under certain conditions, it is possible to have more than one residence on a single piece of property as set forth in Section 17.56.230 "Single-Family Dwellings, Additional Building Site" of the Placer County Zoning Ordinance subject to the following:

1. The parcel contains at least twice the minimum net lot area required by the applicable zone.
2. The existing dwelling is in a location such that after construction of a second dwelling, the property could be divided with each new parcel meeting the requirements of the Zoning Ordinance.
3. The property meets Environmental Health and Public Works requirements for the construction of two dwellings on one piece of property.
4. A portion of the property cannot be encumbered for financing without County approval of a Minor Land Division. The second house must either be built for cash or the entire property used as security to finance its construction.
5. The new dwelling cannot be rented. Deed restrictions which the County is party to must be recorded acknowledging this limitation. Prior to renting, a land division must be completed to divide the property into two parcels. This additional building site application is not intended to create new rental units within the County.
6. Pursuant to Board of Supervisors and Planning Commission policy, the proposed parcels cannot exceed a 4:1 length to width ratio nor be divided by a tax district boundary line.

Appeals – An appeal must be filed within 10 calendar days of the decision that is the subject of the appeal. An appeal application shall be submitted, along with the current filing fee, to the Planning Department. The appeal shall include any explanatory materials the appellant may wish to furnish. The Board of Supervisors will be the hearing body that will consider the appeal.